

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

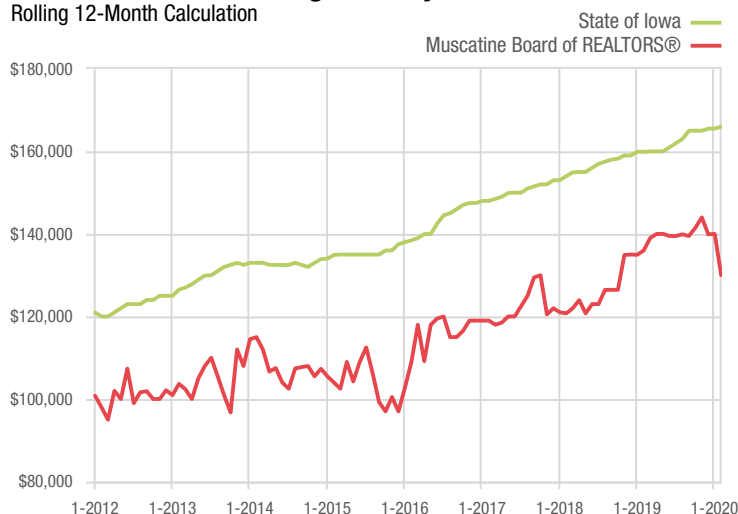
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	42	66	+ 57.1%	95	131	+ 37.9%
Pending Sales	34	55	+ 61.8%	78	103	+ 32.1%
Closed Sales	10	14	+ 40.0%	17	27	+ 58.8%
Days on Market Until Sale	81	87	+ 7.4%	77	67	- 13.0%
Median Sales Price*	\$139,700	\$84,750	- 39.3%	\$120,000	\$90,000	- 25.0%
Average Sales Price*	\$147,124	\$97,890	- 33.5%	\$134,808	\$120,609	- 10.5%
Percent of List Price Received*	96.9%	102.5%	+ 5.8%	94.0%	103.2%	+ 9.8%
Inventory of Homes for Sale	163	167	+ 2.5%	—	—	—
Months Supply of Inventory	3.8	3.4	- 10.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	1	2	+ 100.0%	2	4	+ 100.0%
Pending Sales	0	2	—	1	3	+ 200.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	3.3	2.0	- 39.4%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

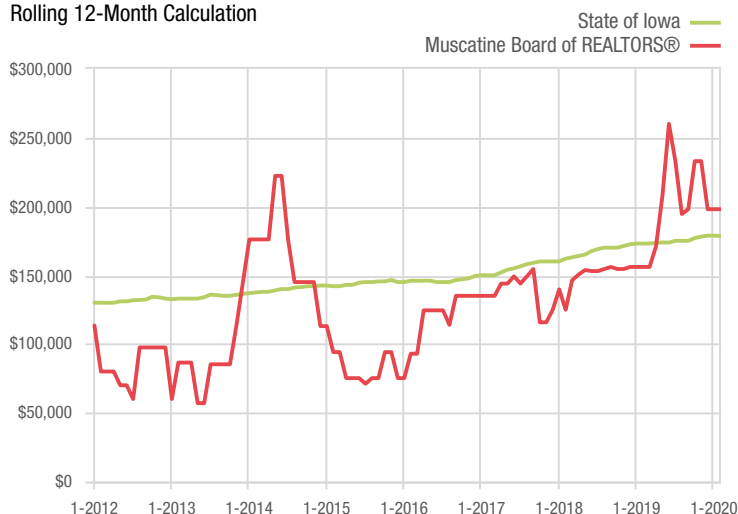
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.